

AN ORDINANCE 2006-06-01-0667

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 3, NCB 13902 from "I-1" General Industrial District to "C-3" General Commercial District.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 3.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This Ordinance shall become effective on June 11, 2006.

**PASSED AND APPROVED** this 1st day of June, 2006.

ATTEST:

  
City Clerk

  
M A Y O R  
PHIL HARDBERGER

APPROVED AS TO FORM:

  
for City Attorney

# Agenda Voting Results

**Name:** Z-9.

**Date:** 06/01/06

**Time:** 07:38:45 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2006105 (District 3): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-3" General Commercial District on Lot 3, NCB 13902, 210 SW Military Drive as requested by Brian C. Hamilton, Pipkin, Oliver & Bradley, LLP, Applicant, for Simon Lidsky, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

# CASE NO: Z2006105

## Staff and Zoning Commission Recommendation - City Council

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**Date:** June 01, 2006

**Zoning Commission Meeting Date:** May 02, 2006

**Council District:** 3

**Ferguson Map:** 650 E7

**Applicant:**

**Owner:**

Brian C. Hamilton, Pipkin, Oliver & Bradley, LLP

Simon Lidsky

**Zoning Request:** From "I-1" General Industrial District to "C-3" General Commercial District  
Lot 3, NCB 13902

**Property Location:** 210 S. W. Military Drive  
Southwest corner of S. W. Military Drive and Briar Place

**Proposal:** Retail uses

**Neighborhood Association:** None

**Neighborhood Plan:** None

### Traffic Impact Analysis

A Traffic Impact Analysis is not required

### Staff Recommendation:

Approval

The subject property is currently undeveloped and located on SW Military Drive a major thoroughfare. The subject property is adjacent to "I-1" General Industrial District to the west and east, "MF-33" Multi-Family District to the south with "C-3" General Commercial District across S.W. Military Drive to the north. The "C-3" General Commercial District is a down-zoning and would be appropriate at this location. Given the mixed-use development pattern along S.W. Military Drive, the requested zoning and proposed development is compatible.

"C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization.

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development.

### Zoning Commission Recommendation:

Approval

### VOTE

<b>FOR</b>	9
<b>AGAINST</b>	0
<b>ABSTAIN</b>	1
<b>RECUSAL</b>	0

**CASE MANAGER :** Pedro Vega 207-7980

Z2006105

**ZONING CASE NO. Z2006105** – May 2, 2006

Applicant: Brian C. Hamilton

Zoning Request: "I-1" General Industrial District to "C-3" General Commercial District.

Brian Hamilton, 1020 N. E. Loop 410, representing the owner, stated they are requesting this change in zoning to allow development for retail use.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

1. Property is located on Lot 3, NCB 13902 at 210 S. W. Military Drive.
2. There were 14 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

**AYES:** Avila, Robbins, Rodriguez, Westheimer, Gadberry, Sherrill, Martinez,  
Stribling, Gray

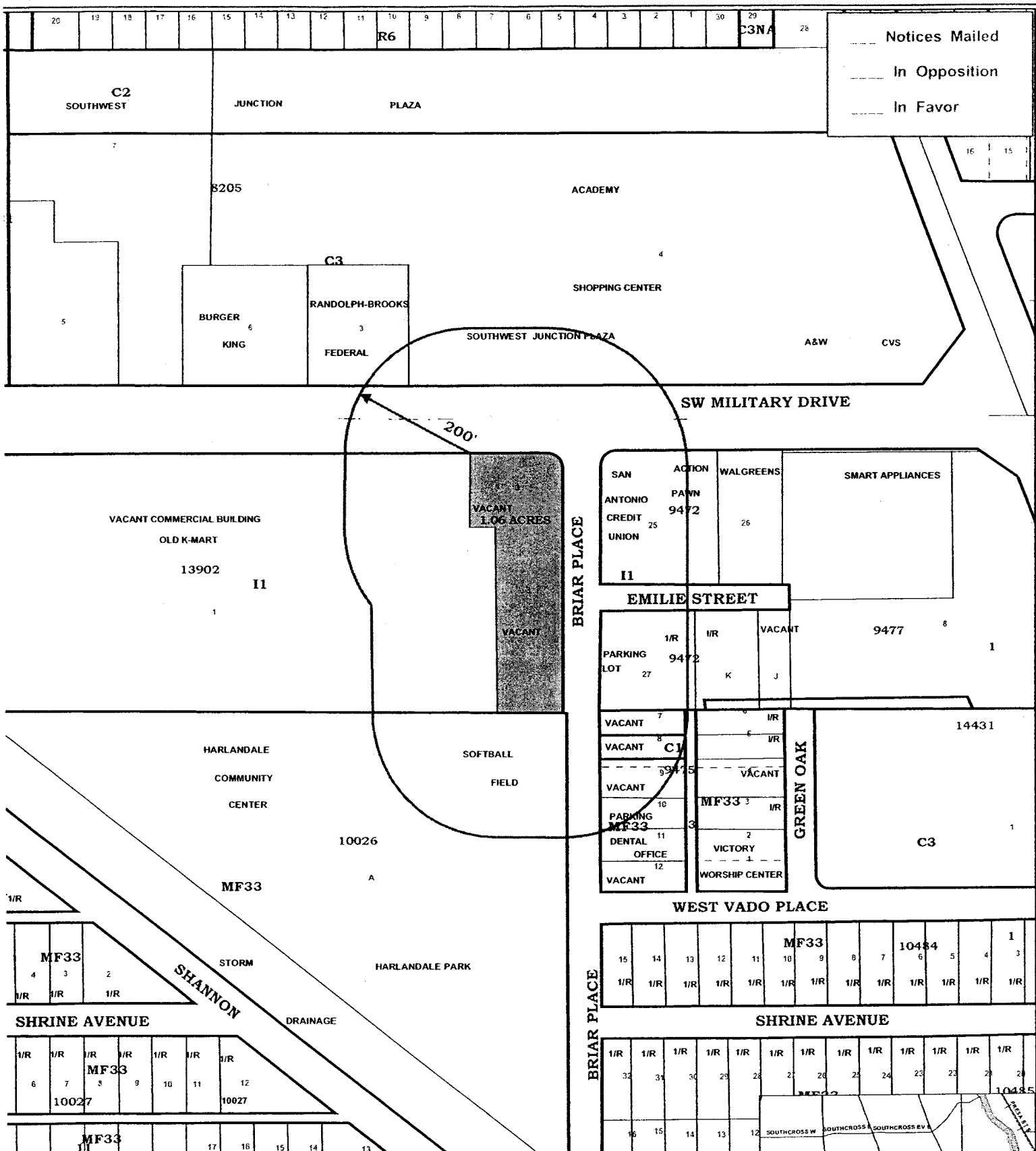
**NAYS:** None

**ABSTAIN:** Wright

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



**ZONING CASE: Z2006-105**

**City Council District No. 3  
Requested Zoning Change  
From "I-1"  
To "C-3"**

**Date: June 1, 2006**

Scale: 1" = 200'

**Subject Property**

**○ 200' Notification**



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